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44 Youngs Park Road

44, Youngs Park Road, Paignton, TQ4 6BU



Exeter 26 miles Dartmouth 5 Miles Totnes 7 miles

Located opposite family-favourite Youngs Park, this spacious and well-appointed ground floor apartment- currently run as a lucrative holiday let business- with allocated parking provides the perfect seaside retreat just a few steps from Goodrington Sands.

- Two Bedroom Ground-Floor Apartment
- Currently a Successful Holiday Let Business
- Patio and Deck Garden Space
- Double Bedrooms (One Ensuite)
- Two-Minute Walk to Goodrington Sands
- Allocated Parking Space
- Leasehold 999 Years From 2008
- Service Charge £1230/pa
- Ground Rent £1/pa
- Business Rates Apply

Guide Price £285,000

#### SITUATION & DESCRIPTION

This is a spacious ground floor apartment within a brick-built end of terrace home, ideally located opposite the ever-popular Youngs Park leading onto the previous Seaside Award winner, Goodrington Sands. Goodrington is a popular area of Paignton between Torquay and Brixham in the sheltered and beautiful waters of Torbay, at the very heart of the English Riviera. On your doorstep here are a myriad of activities ranging from the Splashdown Waterpark, Cantina Restaurant and other pubs, 18-hole crazy golf, and plenty more for all ages. Paignton is a lively tourist resort but also has a life of its own which lasts all year round. Its very busy town centre has all the local amenities one would expect including shops, restaurants, bars, train station and theatre, plus the sea front with its promenade, sandy beaches and pier. There is a choice of well-regarded schools in the area including Torquay and Churston Grammar schools.

This apartment is accessible via one flight of external steps and boasts a large bright living room, separate kitchen diner leading onto a private garden with deck and patio seating areas, two double bedrooms- one with ensuite shower room- family bathroom, and an allocated parking space in a much sought-after parking location.

#### ACCOMMODATION

External steps lead up to a communal front door, and on the ground floor here is the entrance to this apartment. The door opens to a corridor connecting the living room at the front of the home to the kitchen diner and bedroom at the rear. The living room is a large square room with bright bay windows overlooking Youngs Park, high ceilings with coving around, alcoves either side of a wall-mounted electric fireplace, and ample space for multiple seating arrangements. The kitchen diner is again a well-proportioned room with space for a six-seater dining table if desired and room for shelving additional to the existing kitchen storage cupboards. The kitchen itself comprises of an attractive range cooker set into a tiled alcove as the focal point, dark wood wall-mounted and base kitchen units, long work surfaces, space for washing machine/dryer, and stainless steel one-and-a-half bowl sink with drainer inset into worktops. One of the double bedrooms is situated just opposite the living room, with a large sash window allowing natural light to flood the room, views over the outside space, and enough floorspace for wardrobe and drawer storage in addition to the double bed in the room. The rear bedroom benefits from dual aspect windows and views out to the garden, as well as space for a large wardrobe, and a shower room ensuite. The family bathroom is located beside the first bedroom and serves both this bedroom and guests.

#### OUTSIDE

From the kitchen diner a low maintenance outside space, bordered by fencing and a rock face with a bank with opportunity for planting, provides a private area from which to enjoy the outdoors in peace. A raised deck creates an elevated area to make the most of the sunshine, and a patio with ample space for outdoor furniture, perfect for alfresco dining or entertaining.

#### SERVICES

Mains water, drainage, gas and electricity. Gas central heating. Standard and Ultrafast broadband supplied by Openreach and Virgin Media available in the area. Mobile Network is likely with O2, EE, Vodafone and Three.

#### LOCAL AUTHORITY

Torbay Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.  
Tel : 01803 201201 E-mail: fss@torbay.gov.uk

#### TENURE

Leasehold, Currently run as a holiday let business.

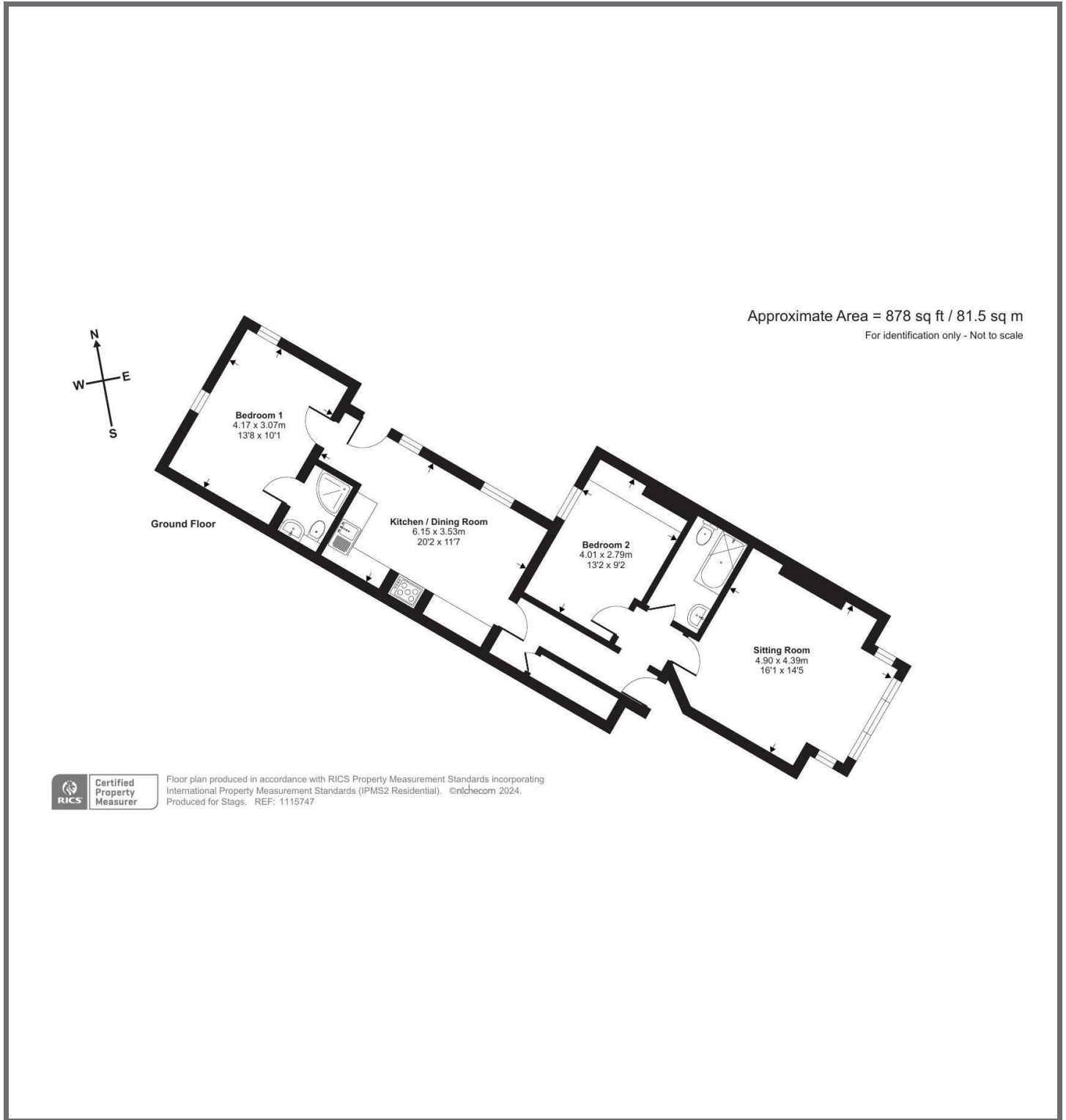
\* INVESTMENT OPPORTUNITY \*

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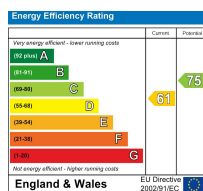
#### VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.





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